

**Julian Drew Lofts  
Project Statement (Revised)**

The Julian Drew Lofts project provides the City of Tucson with 20 new studio apartments and an additional 4,150 SF of ground floor retail space. The new studio apartments are located at the southeast corner of East Broadway Boulevard and Arizona Avenue, immediately adjacent to the historic Julian Drew building.

The new 21,100 SF three-story building is contemporary in style yet respectful of its neighbors. Closely spaced, narrow structural piers extending the full height of the building continues a vertical street rhythm originating with the neighboring Julian Drew building. The retail façade level establishes a visual base to the building consistent in height to the adjoining property and by having the glazed areas recessed from the property line, provides opportunity for retailers to activate the street with seating areas or merchandise display without intruding into the public right-of-way. Above the retail level, the building façade whimsically steps in and out to create both visual interest and useful outdoor balcony space.

Unique to the downtown area, the third floor studio apartments, while small in footprint, will have an overall ceiling height of nearly sixteen feet, enough to allow for a small loft above the kitchen/bathroom. An impressive wall of glass will flood the apartments with natural daylight and provide for expansive views of the city. Finishes will be minimal to give the apartments a cool, urban vibe.

Exterior materials will consist of warm, gray tones of stucco (EIFS), complementing by horizontal stucco spandrel panels in a color to match the brick of the Julian Drew building and a variety of glass types; clear insulating units at the retail level and tinted gray insulating units for the apartments. Balcony railings will provide a colorful dark brick-orange accent to the predominately gray-toned palette.

## **Project Scope of Work Question Response**

The IID application requests a written response to nine items. Responses are as follows:

*1. State the applicant's intention to use the IID zoning option in lieu of existing underlying zoning.*

The applicant and property owner/developer are choosing to develop the Julian Drew Lofts project using the IID zoning option in lieu of the underlying zoning (OCR-2).

*2. Describe how the project is consistent with the IID purpose to create sustainable infill development.*

The IID option is intended to “encourage sustainable infill development that supports the creation of urban neighborhoods that are pedestrian and transit-oriented” and benefit major activity centers in the area and City as a whole while being compatible with existing residential and non-residential neighbors. Additionally, it is intended assist in overcoming incompatible development standards by allowing for modification of these standards.

The Julian Drew Lofts project is a true urban infill project. The current site is an undeveloped parking lot on the highly visible southeast corner of Broadway Boulevard and Arizona Avenue and due to its small footprint (8,214 square feet) would not be a viable site for any type of redevelopment using the underlying zoning requirements for parking, setbacks and maximum lot coverage requirements.

By not providing on-site parking for residents, being located immediately adjacent to the streetcar rail-line and within one city block of the bus transit terminal, the project will encourage multiple modes of transportation – walking, biking, public transit, car shares – as an alternative to cars. Existing landscaping along Broadway Boulevard will be protected, or replaced like-for-like, to maintain one of the most pleasing pedestrian streetscapes in downtown Tucson.

The proposed mixed use of ground floor retail with uniquely designed studio apartments above will both provide opportunities for expanding the popular eastern downtown restaurant/entertainment district and increase the number of full-time residents to support these neighborhood venues.

*3. Describe the benefits the project will bring to the adjacent properties and the surrounding area.*

The addition of 20 new studio apartments will help fulfill the increasing demand for housing within the downtown area. As more residents live and work downtown, adjacent existing entertainment/restaurant venues will naturally benefit from the increase in population as housing is the driver for financially successful urban environments.

The project will bring approximately 4,100 square feet of additional commercial space to Broadway Boulevard. Being adjacent to two popular existing restaurants and immediately across the street from the AC Marriott hotel, this space will likely add to or compliment these uses.

Architecturally, the infill of a “missing tooth” along an urban streetscape increases the pedestrian friendliness of the neighborhood. With more people comfortably walking along a street, the sense of personal safety increases.

Construction of the project will contribute to the local economy with the majority of construction jobs being provided by local contractors. The \$6.8 million estimated construction cost includes over \$550,000 in State and local sales tax revenue. When opened, the project will likely employ up to 12 full-time and 6 part-time employees.

4. *Describe any significant adverse effects, such as those involving noise levels, glare, odors, vibration, illumination, fumes and vapors, the project will have on adjacent properties.*

The project is set within a predominately commercial zone along one of the busiest streets in downtown Tucson. Immediately across the street is the popular AC Marriott hotel and immediately adjacent uses include two well established restaurants. The anticipated new commercial uses and residential use are the same as the existing adjacent uses.

The new project will have 14 shallow balconies (barely large enough for four people); four facing Broadway Boulevard, six facing Arizona Avenue and four facing south. None of these overlook existing residential uses and any noise generated from these outdoor balcony areas will likely be well less than the ambient noise of the existing neighborhood.

With two existing restaurants in the adjacent building, should a restaurant tenant occupy the new commercial space, its contribution to neighborhood odors will be minimal. Noise generated by the commercial use will be predominately contained within the building, though a restaurant opening directly to the street would be a benefit to the area. Trash for both the commercial use and residential use will be contained within the building.

Neither the residential nor commercial uses will, after construction is complete, generate fumes, vapors or vibrations that could be considered a nuisance. Illumination levels will be consistent with those that currently exist along Broadway Boulevard. While each apartment features a large glass wall the majority of the units are north facing and are not in a continuous plane either vertically or horizontally thus diffusing the incidents of direct reflection or glare off the glass. The west facing façade is similar to the north facing façade, however the portion with the most glass is set back from Broadway Avenue and each unit has a balcony to lessen the potential for direct glare into the roadway. Glass at the street level will be clear. Glass above street level will be a combination of clear and tinted. None of the glass will be reflective.

5. *Describe how the project will create a pedestrian-oriented streetscape in compliance with the Streetscape Design Standards (UDC Sec. 5.12.8.A).*

The project complies with the Streetscape Design Standards as follows:

- Architectural elements: The project has one primary street façade. While Arizona Avenue is technically a street, it serves as an alley and traditionally has not had a defined pedestrian walkway. The first two levels of the building features several scale defining architectural elements along both streets. The first level includes recessed doorways and windows that form deep recesses in the facade. Each recessed area has a colored accent that matches the color of the adjacent historic Julian Drew building. Between each recess is a narrow vertical fin, spaced approximately twelve feet on center, that extends beyond the full height of the building providing rhythm and scale at both the street level and roof-line. The residential entrance is identified by a canopy extending from the base of a slot-like design element that creates the

visual separation between the new and existing building. The slot contains an open air stairway secured from the street by a perforated metal scrim wall that extends to nearly the full height of the building. This scrim element when lit from within, will provide glimpses of movement and activity as residents use this stairway. The second level features a series of recesses for balconies in some places, and no recesses in other areas to create a playful in-and-out pattern that breaks down the scale of the overall facade.

- **Glazing:** The ground floor Broadway Boulevard frontage is 74 percent glass (54'-8" glazed, 19'-2" non-glazed). The ground floor Arizona Avenue frontage is 58 percent glass (47'-4" glazed, 34'-9" non-glazed). Both street frontages exceed the IID standard of 50 percent minimum glazing.
- **Façade Length:** Both primary street facades have architectural elements spaced far less than the 50 feet apart minimum IID standard. The largest uninterrupted façade length is approximately 29 feet. On average, façade elements are spaced approximately 12'-10" apart.
- **Entrance Doors:** The residential entrance is distinguished from the primary façade through the use of a canopy extending over the sidewalk, protruding from the slot element that separates the new building from the existing Julian Drew building. Retail/commercial space entrances occur in the recessed areas of the façade, identified by a color accent and floor-to-ceiling, wall-to-wall glass.
- **Ground Floor Commercial Space:** The primary Broadway Boulevard frontage is 72 percent retail/commercial with multiple opportunities to subdivide the space into smaller retail spaces. These commercial uses will encourage street level pedestrian activity and therefore meet the IID standard.
- **Sidewalks:** The existing Broadway Boulevard sidewalk is among the most generous, shaded, pedestrian friendly sidewalks in downtown. The intent is to preserve or reconstruct the existing sidewalk in its current form. While no sidewalk currently exists along Arizona Avenue, the project Development Plan calls for a narrow four foot sidewalk to be added adjacent to the new building.
- **Shade:** The project provides shade on 48 percent +/- of the Broadway Boulevard sidewalk (825/1662). These percentages are as measured on June 21st at 2 PM. Shade is provided by a combination of building canopies, building shade and existing tree canopies.

6. *Describe how the project will support a safe streetscape coordinated with adjoining properties.*

The project will safely integrate with the adjoining property streetscape along Broadway Boulevard as our intent is to preserve or reconstruct the existing sidewalk in its current form. The existing sidewalk's generous width varies from 25 feet at the corners to 18 feet mid-block. The pedestrian path is well defined by a row of mature trees set in crushed stone planting beds that provides a safe separation of the path from the street and a narrow planting bed adjacent to the existing building. If allowed by the City, the neighborhood has requested that a clearly defined pedestrian pathway (either material change, elevation change or markings) be provided alongside the west façade of the new building to isolate pedestrian traffic from vehicular traffic.

7. Describe how the project will transition to adjacent existing residences and provide privacy mitigation in compliance with the Development Transition Standards (UDC Sec. 5.12.8.B).

There are no existing single family or duplex residences abutting the project site requiring privacy mitigation.

8. Indicate whether the project will significantly impede solar energy options to adjacent properties.

The project is located on the south side of Broadway Boulevard thus primarily shading the street throughout the day. The roof of the east adjacent property will start becoming shaded in the early afternoon and will be increasingly shaded throughout the remainder of the day. The roof of the west adjacent property will be shaded from sunrise until mid-morning when it will become increasingly unshaded until mid-day when it will no longer be shaded at all.

9. Describe the type of drought tolerant and native landscaping that will be used in the project and how it will be used to enhance the project.

As already stated, it is the intent of the project to preserve or reconstruct the existing sidewalk and landscaping in its current form. The photograph below shows the existing landscaping that features the use of native plantings as a buffer between the building edge and the sidewalk. The new building will be similarly landscaped.



November 15, 2019

Nick Ross  
Planning & Development Services  
City of Tucson  
201 N Stone Avenue  
Tucson, AZ 85701

RE: Julian Drew Lofts Design Revisions

**Dear Nick,**

Thank you for meeting with me and Ross Rulney earlier this week to discuss necessary changes to the design of the Julian Drew Loft project located at 140 E Broadway Boulevard. After completing construction documents for the project and receiving multiple bids for the work, the project was simply too costly in its present form to be economically viable. Therefore, Ross and I met with you to discuss modifying the design and how such modifications may affect approvals already received.

Modifications under consideration include:

- Reducing building height from five to three stories
- Reducing the number of apartments to 20 (10 per floor)
- Omitting lofts from the second story
- Adding balconies extending out over Arizona Avenue to west facing units (to provide pedestrian shading and increase size of floor plates)
- Adding balconies to south facing units (to increase interior shading and increase size of floor plates)
- Omitting connection to the Julian Drew Building
- Elimination of Julian Drew Building roof terrace
- Consideration of adding roof terrace to the Loft project

Design items not under consideration:

- Retail area at ground floor (retail area will actually increase)
- Overall design esthetic concept (use of glass, vertical fins, colors, forms, metal elements, surface textures, etc.)

In many respects, we believe the design changes will not only improve the financial viability of the project but will also address several concerns previously raised by DRC and PSC members (height of building, density and its impact on available parking, lack of pedestrian shading on Arizona Avenue, solar heat-gain in south and west facing apartments, etc.).

Within the next week we will be in a position to show these modifications to you and others whom you deem appropriate. As Ross reminded you, he is still under pressure to have this building completed by the end of 2020 so any advice or direction you can provide to us that would minimize the length of City approval processes would be much appreciated.

Thank you.

Sincerely,

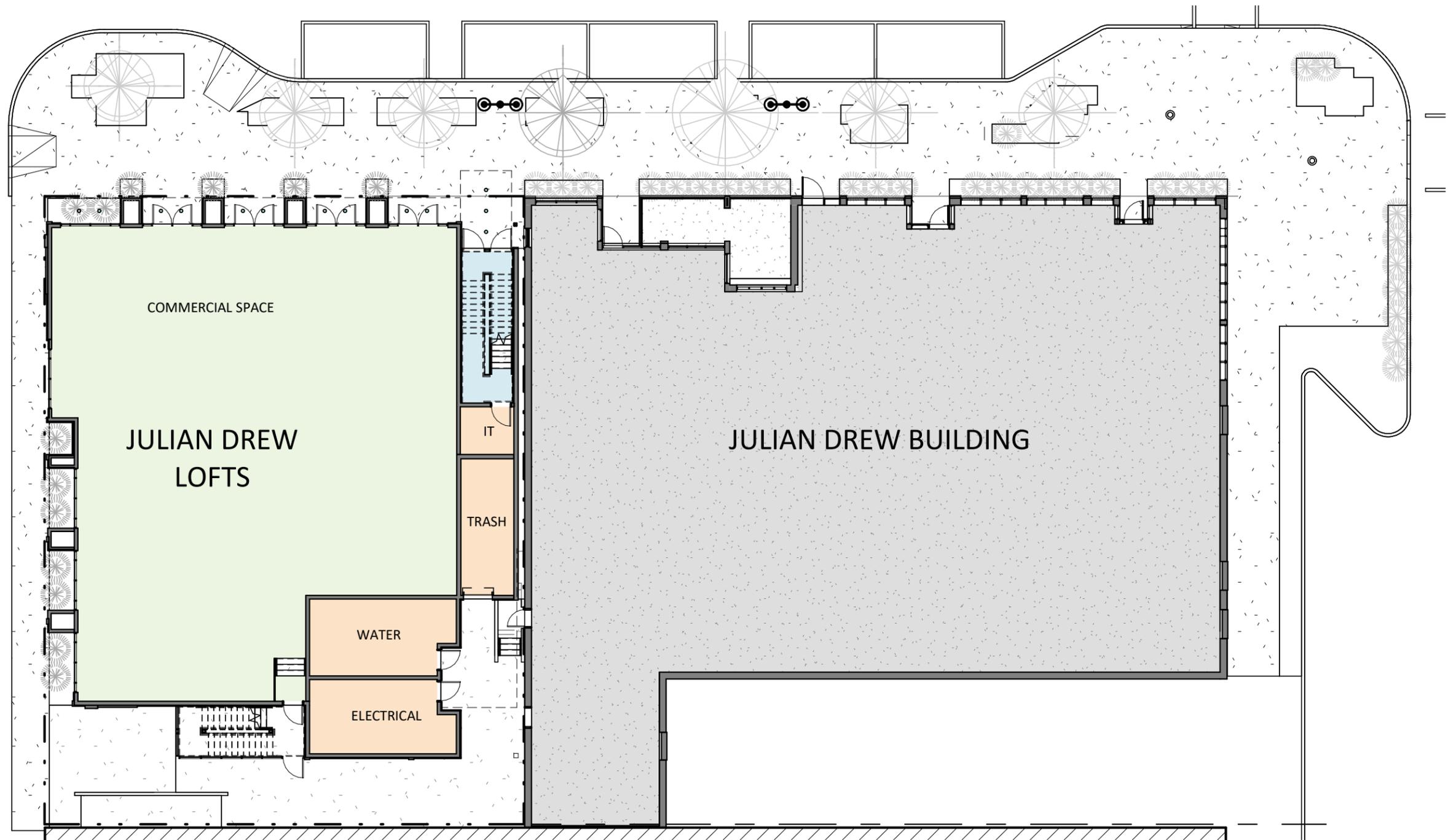


**William Williams, AIA | NCARN | LEED AP**  
**VP/ Partner**

EXTERIOR MATERIAL KEY:

- 1 - GLASS - GREY TINTED
- 2 - GLASS - CLEAR
- 3 - STOREFRONT - NATURAL ADONIZED ALUMINUM
- 4 - STUCCO - DRYVIT 614 SMOKE SIGNAL, FREESTYLE SMOOTH TEXTURE
- 5 - STUCCO - DRYVIT 613B OVERCAST, FREESTYLE SMOOTH TEXTURE
- 6 - STUCCO - DRYVIT 345 ACORN, FREESTYLE SMOOTH TEXTURE
- 7 - PAINT ACCENT - DEA157 CELLAR DOOR, STEEL STRUCTURE AND GAURDRAILS
- 8 - PAINT ACCENT - DE5870 NORTHERN POND, METAL FASCIA & SOFFIT
- 9 - PERFORATED METAL - SCREENING, GUARDRAIL INFILL





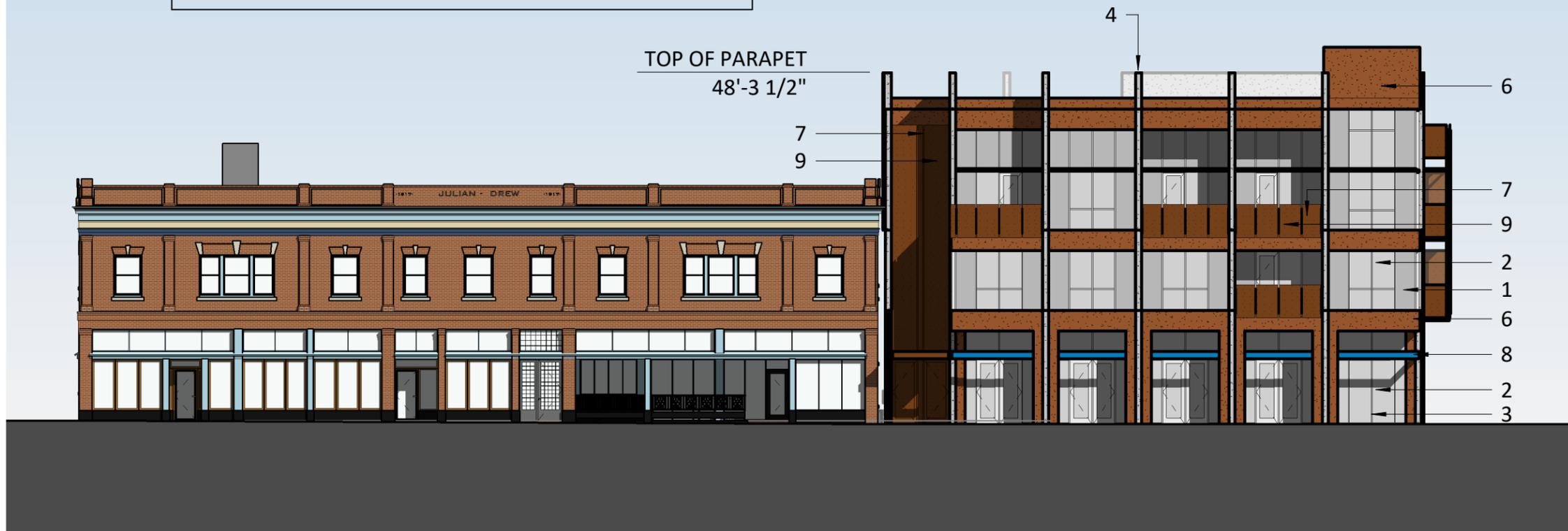
## Julian Drew Lofts

LEVEL ONE - 11/25/19  
SCALE: 1/16" = 1'-0"

Engberg Anderson Project No. 193129

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LOOKING TOWARD ENTRY VOID



LOOKING SOUTHEAST

## Julian Drew Lofts

PERSPECTIVE VIEWS - 11/25/19  
SCALE:

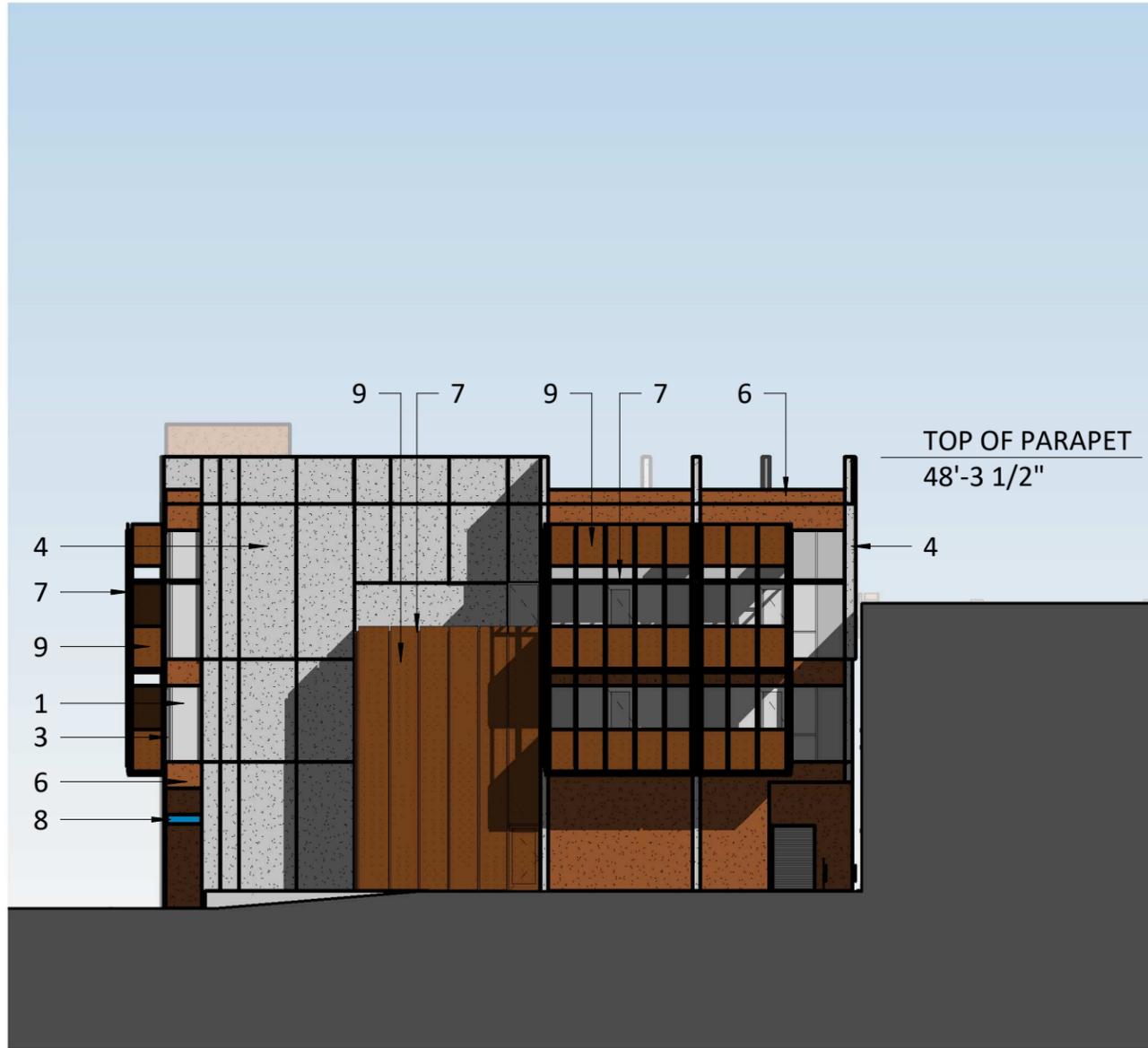
Engberg Anderson Project No. 193129



LOOKING SOUTHWEST



LOOKING NORTHEAST IN ARIZONA AVENUE

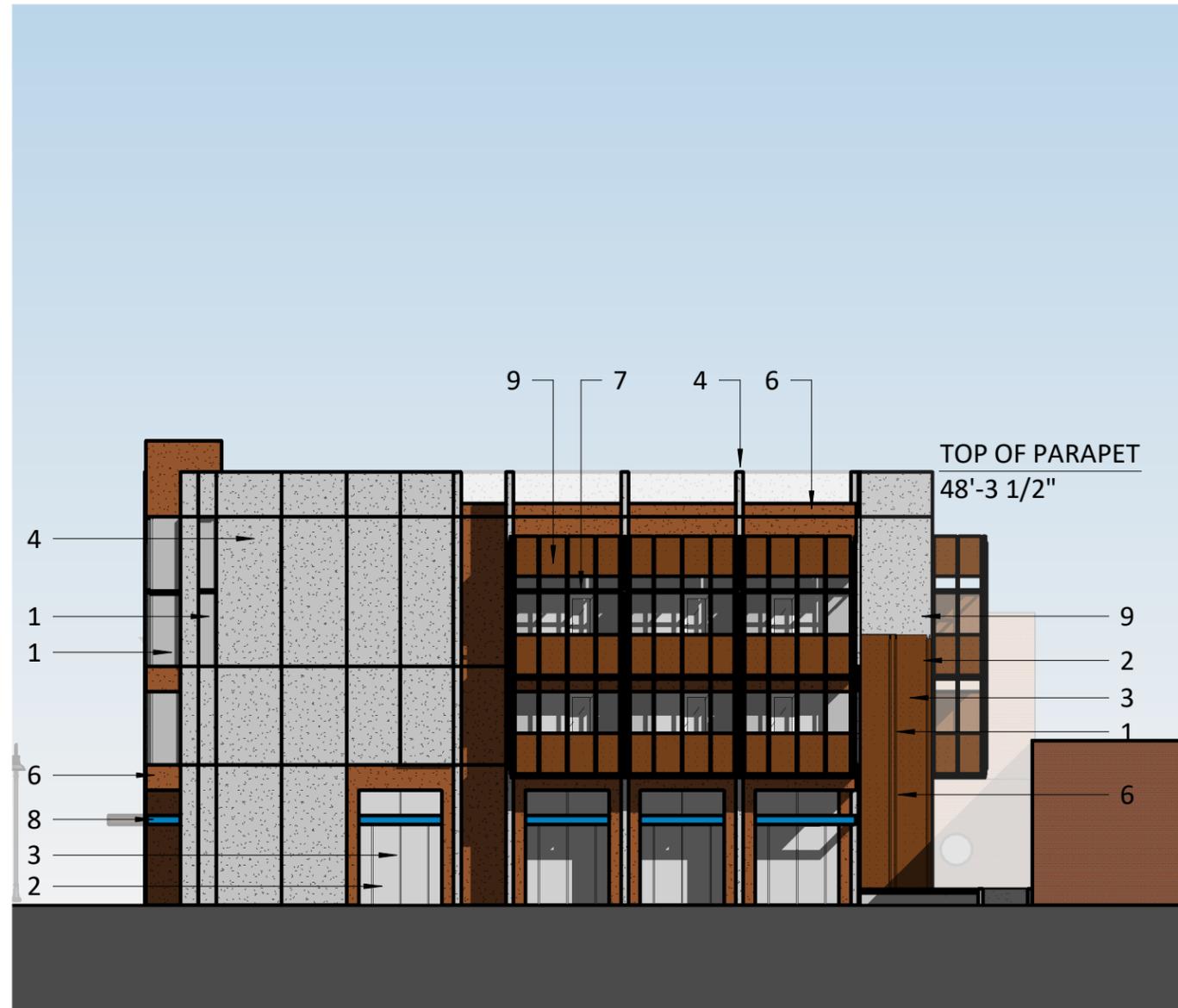


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